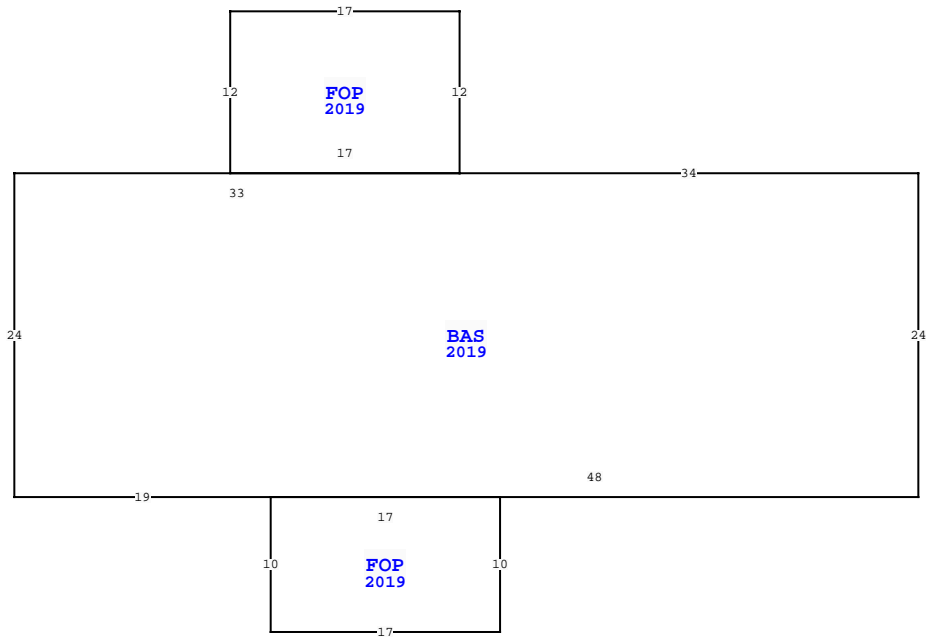




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	06	DIST 1D	100	
Quality	05	Quality Level	05	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	170,522
FOP	170	30	51	5,409
FOP	204	30	61	6,469
TOTALS	1,982		1,720	182,399

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 2019		Heated Area: 1608							HX Base Yr	2019



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		182,399			
TOTAL MARKET OB/XF VALUE		7,220			
TOTAL LAND VALUE - MARKET		88,550			
TOTAL MARKET VALUE		278,169			
SOH/AGL Deduction		98,742			
ASSESSED VALUE		179,427			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		129,427			
TOTAL JUST VALUE		278,169			
NCON VALUE		4,214			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		239,338			

6/2023KW: MISC WD + ALUMN STRGS = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005339	REMODEL	85,000	07/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/1317	2/13/2017	LE	U	I	11	100
GRANTOR: BRANDIES SHERYL L						
GRANTEE: SIKES JESSICA J						
1850/1835	4/12/2013	QC	U	I	11	100
GRANTOR: BRANDIES SHERYL L & D						
GRANTEE: BRANDIES DORIS H &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING DIMENSIONS
BAS=[YR=2019] W34 FOP=[YR=2019] N12 W17 S12 E17\$ W33 S24 E19 FOP=[YR=2019] S10 E17 N10 W17\$ E48 N24\$.

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0940	SHEDS/PORT	0	100	6	12			72.00	SF	30.00	100	1980	1980	3	20	432
5	0810	CONCRETE A	0	100	0	0			528.00	SF	6.50	100	1997	1997	3	75	2,574
6	0476	VF 6 SBPL	1	100	0	0			125.00	LF	32.00	100	2023	2020		98	3,920
7	0470	VNYL GATE	1	100	0	0			1.00	UT	300.00	100	2023	2020		98	294

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,550							